CONFIDENTIAL	
Company	Ned Kelly
Currency	USD $
Version	25-01-18
Prepared for	Myanmar Investment Commission

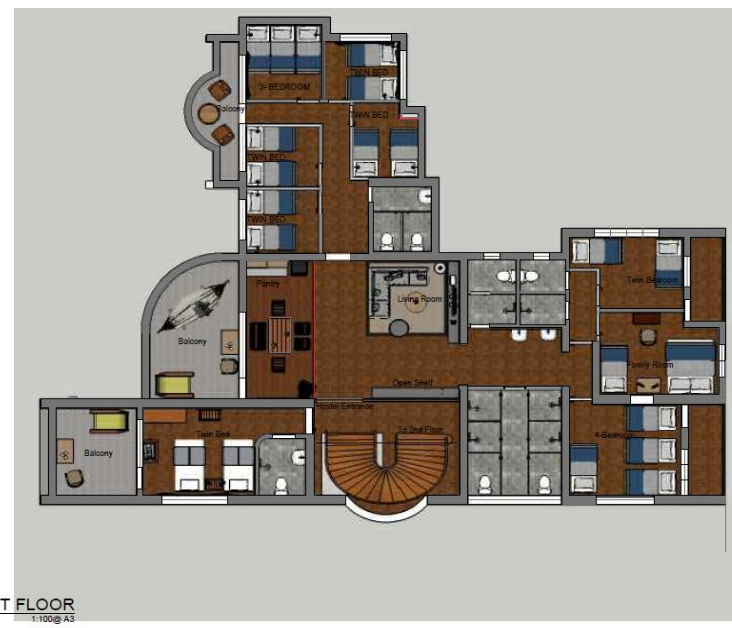
Ned Kelly Configuration

Hotel		**42**	
Room Type		**Configuration**	
Level 1: Room 1	Two-bed	2	
Level 1: Room 2	Two-bed	2	
Level 1: Room 3	Two-bed	2	
Level 1: Room 4	Two-bed	2	
Level 1: Room 5	Two-bed	2	
Level 1: Room 6	Two-bed	2	
Level 1: Room 7	Three-bed	3	
Level 1: Room 8	Three-bed	3	
Level 1: Room 9	Four-bed	4	**22**
Level 2: Room 1	Two-bed	2	
Level 2: Room 2	Two-bed	2	
Level 2: Room 3	Two-bed	2	
Level 2: Room 4	Two-bed	2	
Level 2: Room 5	Two-bed	2	
Level 2: Room 6	Two-bed	2	
Level 2: Room 7	Four-bed	4	
Level 2: Room 8	Four-bed	4	**20**
Staff (roof)		4	
Staff (ground)		6	
Twin beds (staff)		**5**	
Single beds		**42**	

Restaurant & Bar	**260**
Ground floor	**100**
4-seaters	44
Counters	8
Sofas	4
Outside	44
Roof (lower)	**100**
Bar stools	6
4-seaters	40
6-seaters	54
Roof (upper)	**60**
4-seaters	40
Sofas	20



1 GROUND FLOOR
SCALE 1:100 @ A3



2 FIRST FLOOR
SCALE 1:100@ A3



3 SECOND FLOOR
SCALE 1:100@ A3



4 LOWER ROOF
SCALE 1:100@ A3



5 UPPER ROOF
SCALE 1:100@ A3

SHEET: Fittings, Fixtures, Equipment (FFE)	
PROJECT: Ned Kelly	
CURRENCY: USD $	
TOTAL:	436377

AREA	LIST	PROJECT	ITEM	HS CODE	VOLUME	PRICE	TOTAL	COST SOURCE
Bars	FFE	NK	Artwork/wall-hanging	83024290-00	4	100	400	171116 RS
Bars	FFE	NK	Bar counter	94034000-00	2	500	1000	Custom carpentry on site
Bars	FFE	NK	Bar storeroom shelves	94034000-00	4	200	800	Custom carpentry on site
Bars	FFE	NK	Blinds 2mx2m	63039900-00	2	180	360	141115 MEP team
Bars	FFE	NK	Cash register drawer	84715090-00	1	200	200	171116 RS
Bars	FFE	NK	Cocktail making set	73239910-00	4	100	400	171114 IKON/S&P
Bars	FFE	NK	Counter bar refrigerator (with freezer)	84182900-00	4	1700	6800	171114 IKON/S&P
Bars	FFE	NK	Dart board	95043020-00	2	100	200	171116 RS
Bars	FFE	NK	Dining high seating stool (backrest)	94034000-00	15	140	2100	171108 Quote Chindits item #7
Bars	FFE	NK	Draught taps and system	84184090-00	2	0	0	171116 RS
Bars	FFE	NK	Dustbin metal/plastic (large)	39299090-00	4	104	416	171115 MEP team
Bars	FFE	NK	Fan (free standing)	84145999-00	2	35	70	171115 MEP team
Bars	FFE	NK	Fire extinguisher	84241090-00	2	230	460	171115 MEP team
Bars	FFE	NK	First aid kit (small)	30065000-00	2	29	58	171115 MEP team
Bars	FFE	NK	Glass Champaign flute	70133300-00	20	5	100	171114 IKON/S&P
Bars	FFE	NK	Glass cordial	70133300-00	20	5	100	171114 IKON/S&P
Bars	FFE	NK	Glass hanging system stainless steel	94038990-00	1	200	200	Custom metalwork on site
Bars	FFE	NK	Glass highball	70133300-00	200	5	1000	171114 IKON/S&P
Bars	FFE	NK	Glass margarita	70133300-00	30	5	150	171114 IKON/S&P
Bars	FFE	NK	Glass martini	70133300-00	30	5	150	171114 IKON/S&P
Bars	FFE	NK	Glass pint/pilsner	70133300-00	200	5	1000	171114 IKON/S&P
Bars	FFE	NK	Glass rocks	70133300-00	200	5	1000	171114 IKON/S&P
Bars	FFE	NK	Glass shot	70133300-00	50	2	100	171114 IKON/S&P
Bars	FFE	NK	Glass storage cabinet	94038990-00	1	200	200	Custom carpentry on site
Bars	FFE	NK	Glass wine red	70133300-00	50	6	300	171114 IKON/S&P
Bars	FFE	NK	Glass wine white	70133300-00	50	6	300	171114 IKON/S&P
Bars	FFE	NK	Ice bucket stainless steel	73231000-00	30	15	450	171114 IKON/S&P
Bars	FFE	NK	Ice machine (small)	84184090-00	1	1400	1400	171114 IKON/S&P
Bars	FFE	NK	Music system DJ	85198990-00	1	2000	2000	171116 RS
Bars	FFE	NK	Point of sale system	84713020-00	1	0	0	171109 AGD Bank
Bars	FFE	NK	Pool table	94036090-00	2	900	1800	171116 RS
Bars	FFE	NK	Pot plant (variety)	06039000-00	6	50	300	171116 RS

Bars	FFE	NK	Projector	94034000-00	1	543	543	171115 MEP team
Bars	FFE	NK	Reservations lectern	94036090-00	1	100	100	171116 RS
Bars	FFE	NK	Shelving unit with mirror back	94032090-00	2	500	1000	Custom carpentry on site
Bars	FFE	NK	Sink catering (small stainless steel)	73241010-00	2	150	300	171116 RS
Bars	FFE	NK	Smoke detector & fire alarm	85311030-00	2	33.6	67.2	171115 MEP team
Bars	FFE	NK	Starting stock: Bars	70133700-00	1	10000	10000	171116 RS
Bars	FFE	NK	Suspended ceiling lamp bar	94051090-00	10	18	180	171108 Quote Chindits item #19
Bars	FFE	NK	Telephone (internal)	85171800-00	1	26.5	26.5	171115 MEP team
Bars	FFE	NK	Television 40"	85287290-00	1	489	489	171115 MEP team
Bars	FFE	NK	Wine rack (modular large)	94032090-00	1	200	200	171116 RS
Bars	FFE	NK	Wood detailing bar	94034000-00	2	200	400	Custom carpentry on site
Bathrooms	FFE	NK	Basin with shelf above	69109000-00	17	520	8840	141115 MEP team
Bathrooms	FFE	NK	Bathroom mirror wall mounted (small)	94038990-00	20	55	1100	141115 MEP team
Bathrooms	FFE	NK	Bidet hose	84811099-00	20	12.59	251.8	141115 MEP team
Bathrooms	FFE	NK	Hairdryer	85163100-00	10	30	300	171116 RS
Bathrooms	FFE	NK	Hand dryer wall mounted	85163100-00	3	187	561	171114 IKON/S&P
Bathrooms	FFE	NK	Shower hose set (with shelf)	39173300-00	17	55	935	171115 MEP team
Bathrooms	FFE	NK	Starting stock: Bathrooms	94035000-00	1	500	500	171116 RS
Bathrooms	FFE	NK	Toilet	39229090-00	20	192.59	3851.8	171115 MEP team
Bathrooms	FFE	NK	Toilet brush set stainless steel	94032090-00	20	35	700	171115 MEP team
Bathrooms	FFE	NK	Toilet-roll holder/hook wall-mounted	94032090-00	20	37	740	171115 MEP team
Bathrooms	FFE	NK	Towel and clothes hook	73269099-00	31	3	93	171114 IKON/S&P
Bathrooms	FFE	NK	Urinal	39221090-00	4	580	2320	171115 MEP team
Bedrooms	FFE	NK	Air conditioner	8414302000	12	315	3780	141115 MEP team
Bedrooms	FFE	NK	Artwork/wall-hanging	83024290-00	12	100	1200	171116 RS
Bedrooms	FFE	NK	Bed base drawers	94049090-00	4	150	600	171116 RS
Bedrooms	FFE	NK	Bed base single	94032090-00	64	400	25600	141115 MEP team
Bedrooms	FFE	NK	Bed booth shelving	63039900-00	64	50	3200	141115 MEP team
Bedrooms	FFE	NK	Bed locker with charge point	94032090-00	64	50	3200	141115 MEP team
Bedrooms	FFE	NK	Bed reading light and charge socket	94052010-00	64	50	3200	141115 MEP team
Bedrooms	FFE	NK	Bed headboard single	94049090-00	4	50	200	171116 RS
Bedrooms	FFE	NK	Bedding duvet cover (single)	63029900-00	140	35	4900	171114 IKON/S&P
Bedrooms	FFE	NK	Bedding fitted sheet (single)	63021000-00	140	15	2100	171114 IKON/S&P
Bedrooms	FFE	NK	Bedding light duvet (single)	63041990-00	84	45	3780	171114 IKON/S&P
Bedrooms	FFE	NK	Bedding loose sheet (single)	63021000-00	140	15	2100	171114 IKON/S&P
Bedrooms	FFE	NK	Bedding pillow	94049090-00	84	15	1260	171114 IKON/S&P
Bedrooms	FFE	NK	Bedding pillow case	94049090-00	144	5	720	171114 IKON/S&P
Bedrooms	FFE	NK	Bedroom chair	94018000-00	12	65	780	171108 Quote Chindits item #3
Bedrooms	FFE	NK	Bedside reading light (table top)	94052010-00	8	40	320	171116 RS

Bedrooms	FFE	NK	Blinds 2mx2m	63039900-00	30	180	5400	141115 MEP team
Bedrooms	FFE	NK	Cot (infant)	94031000-00	1	150	150	171116 RS
Bedrooms	FFE	NK	Dustbin metal/wicker (small)	39299090-00	12	53	636	171115 MEP team
Bedrooms	FFE	NK	Entrance rug/mat	40169110-00	12	5	60	171115 MEP team
Bedrooms	FFE	NK	Fan (free standing)	84145999-00	12	35	420	171115 MEP team
Bedrooms	FFE	NK	Fire extinguisher	84241090-00	5	230	1150	171115 MEP team
Bedrooms	FFE	NK	Key card lock	85232190-00	10	50	500	171116 RS
Bedrooms	FFE	NK	Long changing mirror (wall mounted)	94038990-00	4	92	368	171114 IKON/S&P
Bedrooms	FFE	NK	Low small utility bedside table	94036090-00	20	45	900	171108 Quote Chindits item #1
Bedrooms	FFE	NK	Mattress (single)	94042990-00	70	300	21000	171116 RS
Bedrooms	FFE	NK	Refrigerator (minibar)	84182100-00	2	200	400	171116 RS
Bedrooms	FFE	NK	Router	85176210-00	2	278	556	171115 MEP team
Bedrooms	FFE	NK	Small freestanding bookcase	94032090-00	20	50	1000	171116 RS
Bedrooms	FFE	NK	Smoke detector & fire alarm	85311030-00	12	34.6	415.2	171115 MEP team
Bedrooms	FFE	NK	Starting stock: Bedrooms	94035000-00	1	200	200	171116 RS
Bedrooms	FFE	NK	Tall thin bedroom closet	94032090-00	2	200	400	171116 RS
Bedrooms	FFE	NK	Towel (room)	63025900-00	140	40	5600	171114 IKON/S&P
Bedrooms	FFE	NK	Towel and clothes hook	73269099-00	140	3	420	171114 IKON/S&P
Guest lounges & balconies	FFE	NK	Air conditioner	8414302000	2	531	1062	141115 MEP team
Guest lounges & balconies	FFE	NK	Artwork/wall-hanging	83024290-00	6	100	600	171116 RS
Guest lounges & balconies	FFE	NK	Balcony bench	94014000-00	6	145	870	171108 Quote Chindits item #14
Guest lounges & balconies	FFE	NK	Balcony simple single chair	94014000-00	10	65	650	171108 Quote Chindits item #3
Guest lounges & balconies	FFE	NK	Beanbag	94042100-00	4	100	400	171116 RS
Guest lounges & balconies	FFE	NK	Blinds 2mx2m	63039900-00	3	180	540	141115 MEP team
Guest lounges & balconies	FFE	NK	Board-game	95049099-00	4	40	160	171116 RS
Guest lounges & balconies	FFE	NK	Coffee table (large)	94031000-00	2	95	190	171108 Quote Chindits item #11
Guest lounges & balconies	FFE	NK	Coffee table (small)	94031000-00	4	95	380	171108 Quote Chindits item #11
Guest lounges & balconies	FFE	NK	Coffee table (small)	94031000-00	10	95	950	171108 Quote Chindits item #11
Guest lounges & balconies	FFE	NK	Counter - laptop work	94034000-00	1	200	200	Custom carpentry on site
Guest lounges & balconies	FFE	NK	Dustbin metal/wicker (small)	39299090-00	2	53	106	171115 MEP team
Guest lounges & balconies	FFE	NK	Electric kettle	85161010-00	2	25	50	171115 MEP team
Guest lounges & balconies	FFE	NK	Entrance rug/mat	40169110-00	4	5	20	171115 MEP team
Guest lounges & balconies	FFE	NK	Fan (free standing)	84145999-00	2	35	70	171115 MEP team
Guest lounges & balconies	FFE	NK	Fire extinguisher	84241090-00	2	230	460	171115 MEP team
Guest lounges & balconies	FFE	NK	Floor lamp	94054090-00	4	78	312	171115 MEP team
Guest lounges & balconies	FFE	NK	Foosball table	95049090-00	1	130	130	171116 RS
Guest lounges & balconies	FFE	NK	Guidebooks	49019990-00	10	30	300	171116 RS
Guest lounges & balconies	FFE	NK	Hammock	63069000-00	4	100	400	171116 RS
Guest lounges & balconies	FFE	NK	Key card lock	85232190-00	2	50	100	171116 RS

Guest lounges & balconies	FFE	NK	Laptop - guest	94034000-00	3	889	2667	171115 MEP team
Guest lounges & balconies	FFE	NK	Large freestanding bookcase	94038990-00	6	300	1800	171116 RS
Guest lounges & balconies	FFE	NK	Large sofa (L-shape)	94018000-00	2	500	1000	171116 RS
Guest lounges & balconies	FFE	NK	Lounge area armchair set (wood)	94013000-00	3	695	2085	171108 Quote Chindits item #8
Guest lounges & balconies	FFE	NK	Ottoman	94036090-00	8	90	720	171116 RS
Guest lounges & balconies	FFE	NK	Pot plant (variety)	06039000-00	12	50	600	171116 RS
Guest lounges & balconies	FFE	NK	Refrigerator (minibar)	84182100-00	2	200	400	171116 RS
Guest lounges & balconies	FFE	NK	Router	85176210-00	2	278	556	171115 MEP team
Guest lounges & balconies	FFE	NK	Rug/carpet (large)	57022000-00	2	300	600	171116 RS
Guest lounges & balconies	FFE	NK	Rug/carpet (small)	57022000-00	2	100	200	171116 RS
Guest lounges & balconies	FFE	NK	Sink catering (small stainless steel)	73241010-00	1	150	150	171116 RS
Guest lounges & balconies	FFE	NK	Smoke detector & fire alarm	85311030-00	2	35.6	71.2	171115 MEP team
Guest lounges & balconies	FFE	NK	Starting stock: Guest lounges & balconies	94035000-00	1	200	200	171116 RS
Guest lounges & balconies	FFE	NK	Tea/coffee station storage cabinet	94032090-00	1	200	200	Custom carpentry on site
Guest lounges & balconies	FFE	NK	Television 40"	85287290-00	1	489	489	171115 MEP team
Guest lounges & balconies	FFE	NK	Television shelf unit	94036090-00	2	100	200	171116 RS
Housekeeping	FFE	NK	Bedding storage cabinet (large)	94032090-00	1	200	200	Custom carpentry on site
Housekeeping	FFE	NK	Bin outdoor (extra-large)	39299090-00	10	75	750	171114 IKON/S&P
Housekeeping	FFE	NK	Commercial clothes dryer	84512900-00	2	4000	8000	171114 IKON/S&P
Housekeeping	FFE	NK	Commercial iron press	85164010-00	1	4000	4000	171114 IKON/S&P
Housekeeping	FFE	NK	Commercial washing machine	84502000-00	2	4000	8000	171114 IKON/S&P
Housekeeping	FFE	NK	Drying line (large)	94031000-00	1	200	200	Custom metalwork on site
Housekeeping	FFE	NK	Glass, plastic, tin bin set (recycling)	39269099-00	6	150	900	171114 IKON/S&P
Housekeeping	FFE	NK	Hangers	44211000-00	40	3	120	171114 IKON/S&P
Housekeeping	FFE	NK	Housekeeping broom	96039020-00	10	5	50	141115 MEP team
Housekeeping	FFE	NK	Housekeeping bucket	39249090-00	10	5	50	141115 MEP team
Housekeeping	FFE	NK	Housekeeping mop set	96039090-00	10	15	150	171116 RS
Housekeeping	FFE	NK	Housekeeping room cleaning equipment	85087090-00	6	50	300	171116 RS
Housekeeping	FFE	NK	Laundry basket	94038990-00	4	80	320	171114 IKON/S&P
Housekeeping	FFE	NK	Shelf 4-layer stainless steel	73231000-00	2	800	1600	171114 IKON/S&P
Housekeeping	FFE	NK	Staff lockers	94039090-10	4	890.99	3563.96	171115 MEP team
Housekeeping	FFE	NK	Starting stock: Housekeeping	94035000-00	1	3000	3000	171116 RS
Housekeeping	FFE	NK	Towel and clothes hook	73269099-00	20	3	60	171114 IKON/S&P
Kitchen	FFE	NK	Deep fryer gas 2-station	73211100-00	1	1800	1800	171114 IKON/S&P
Kitchen	FFE	NK	Air conditioner	8414302000	2	700	1400	141115 MEP team
Kitchen	FFE	NK	Automatic hand sanitiser (wall-mounted)	39241000-00	3	23	69	171114 IKON/S&P
Kitchen	FFE	NK	Blinds 2mx2m	63039900-00	3	180	540	141115 MEP team
Kitchen	FFE	NK	Bread oven	85166090-00	1	1200	1200	171114 IKON/S&P
Kitchen	FFE	NK	Chest freezer	84182900-00	2	1250	2500	171114 IKON/S&P

Kitchen	FFE	NK	Coffee grinder	85094000-00	1	700	700	171114 IKON/S&P
Kitchen	FFE	NK	Coffee machine 2-group	85166090-00	1	3000	3000	171114 IKON/S&P
Kitchen	FFE	NK	Combination oven	85166090-00	1	2350	2350	171114 IKON/S&P
Kitchen	FFE	NK	Commercial dishwasher	84221100-00	1	3000	3000	171114 IKON/S&P
Kitchen	FFE	NK	Deep fryer gas 2-station	73211100-00	2	1800	3600	171114 IKON/S&P
Kitchen	FFE	NK	Deep sink/basin (steel)	69109000-00	5	200	1000	171116 RS
Kitchen	FFE	NK	Drying rack stainless steel (large)	94031000-00	1	200	200	Custom metalwork on site
Kitchen	FFE	NK	Dustbin metal/plastic (large)	39299090-00	4	104	416	171115 MEP team
Kitchen	FFE	NK	Electronic salamander	85161010-00	1	1600	1600	171114 IKON/S&P
Kitchen	FFE	NK	Extractor hoods with lighting	84146099-00	4	370	1480	171114 IKON/S&P
Kitchen	FFE	NK	Fan (free standing)	84145999-00	2	35	70	171115 MEP team
Kitchen	FFE	NK	Fire blanket	70199090-00	2	30	60	171116 RS
Kitchen	FFE	NK	Fire extinguisher	84241090-00	2	230	460	171115 MEP team
Kitchen	FFE	NK	Food processing equipment	84381010-00	1	5000	5000	171116 RS
Kitchen	FFE	NK	Griddle with cabinet gas	73211100-00	1	2450	2450	171114 IKON/S&P
Kitchen	FFE	NK	Ice machine (large)	84184090-00	1	3200	3200	171114 IKON/S&P
Kitchen	FFE	NK	Kitchen water boiler wall mounted 20l	84198910-00	1	846	846	171114 IKON/S&P
Kitchen	FFE	NK	Lava stone griller gas	73211100-00	1	1850	1850	171114 IKON/S&P
Kitchen	FFE	NK	Pots, pans, utensils, small wares (multiple)	73239990-00	1	5000	5000	171116 RS
Kitchen	FFE	NK	Prep counter w shelving above below steel	84182900-00	2	400	800	171114 IKON/S&P
Kitchen	FFE	NK	Prep counter w shelving above below steel	84182900-00	3	400	1200	171114 IKON/S&P
Kitchen	FFE	NK	Pre-rinse faucet	84248910-00	2	200	400	171114 IKON/S&P
Kitchen	FFE	NK	Range 4-burner with oven gas	90268010-00	1	2900	2900	171114 IKON/S&P
Kitchen	FFE	NK	Router	85176210-00	1	278	278	171115 MEP team
Kitchen	FFE	NK	Shelf 4-layer stainless steel	73231000-00	8	800	6400	171114 IKON/S&P
Kitchen	FFE	NK	Smoke detector & fire alarm	85311030-00	3	36.6	109.8	171115 MEP team
Kitchen	FFE	NK	Starting stock: Kitchen	20169099-00	1	20000	20000	171116 RS
Kitchen	FFE	NK	Steam table	85168030-00	1	1400	1400	171114 IKON/S&P
Kitchen	FFE	NK	Telephone (internal)	85171800-00	1	26.5	26.5	171115 MEP team
Kitchen	FFE	NK	Walk-in cold storage	84182900-00	1	5000	5000	171116 RS
Kitchen	FFE	NK	Wood fired outdoor pizza oven	85166090-00	2	1000	2000	Custom metalwork on site
MEP	FFE	NK	Electrical generator 100 kVA	85012020-00	1	15000	15000	171115 MEP team
Office	FFE	NK	CCTV system 10-camera	85258050-00	1	2680	2680	141115 MEP team
Office	FFE	NK	Dustbin metal/wicker (small)	39299090-00	2	53	106	171115 MEP team
Office	FFE	NK	File cabinet	94032090-00	2	296.3	592.6	171115 MEP team
Office	FFE	NK	First aid kit (small)	30065000-00	1	29	29	171115 MEP team
Office	FFE	NK	Laminator	84198910-00	1	149	149	171115 MEP team
Office	FFE	NK	Laptop - office	94034000-00	2	889	1778	171115 MEP team
Office	FFE	NK	Minivan	87039090-00	1	25000	25000	171116 RS

Office	FFE	NK	Mountain bike (spares, helmet)	87120030-00	10	300	3000	171116 RS
Office	FFE	NK	Office chair	94013000-00	2	250	500	171115 MEP team
Office	FFE	NK	Office desk	84182900-00	2	388	776	171115 MEP team
Office	FFE	NK	Pickup	87021080-00	1	15000	15000	171116 RS
Office	FFE	NK	Printer - office	94034000-00	2	445	890	171115 MEP team
Office	FFE	NK	Safe small	83014090-00	1	533	533	171115 MEP team
Office	FFE	NK	Scooter	87119099-00	10	500	5000	171116 RS
Office	FFE	NK	Security torch	85131090-00	4	50	200	171116 RS
Office	FFE	NK	Small freestanding bookcase	94032090-00	2	50	100	171116 RS
Office	FFE	NK	Starting stock: Office	94035000-00	1	1000	1000	171116 RS
Office	FFE	NK	Stationary set (pens to staplers etc.)	96099090-00	2	100	200	171116 RS
Office	FFE	NK	Telephone (internal)	85171800-00	1	26.5	26.5	171115 MEP team
Reception & information	FFE	NK	Air conditioner	8414302000	1	531	531	141115 MEP team
Reception & information	FFE	NK	Artwork/wall-hanging	83024290-00	4	100	400	171116 RS
Reception & information	FFE	NK	Blinds 2mx2m	63039900-00	4	180	720	141115 MEP team
Reception & information	FFE	NK	Cash register drawer	84715090-00	1	200	200	171116 RS
Reception & information	FFE	NK	Clock	91052900-00	3	50	150	171116 RS
Reception & information	FFE	NK	Coffee table (large)	94036090-00	2	95	190	171108 Quote Chindits item #4
Reception & information	FFE	NK	Counter - Business Corner	94031000-00	1	200	200	Custom carpentry on site
Reception & information	FFE	NK	Dining high seating stool (Business Corner)	94034000-00	4	80	320	171108 Quote Chindits item #1
Reception & information	FFE	NK	Dustbin metal/wicker (small)	39299090-00	2	53	106	171115 MEP team
Reception & information	FFE	NK	Entrance rug/mat	40169110-00	2	5	10	171115 MEP team
Reception & information	FFE	NK	Fan (free standing)	84145999-00	1	35	35	171115 MEP team
Reception & information	FFE	NK	Fire extinguisher	84241090-00	1	230	230	171115 MEP team
Reception & information	FFE	NK	First aid kit (large)	30065000-00	1	73	73	171115 MEP team
Reception & information	FFE	NK	Information Desk counter	84182900-00	1	300	300	Custom carpentry on site
Reception & information	FFE	NK	Key cabinet	94032090-00	1	56.3	56.3	171115 MEP team
Reception & information	FFE	NK	Key card programmer	84714190-00	1	200	200	171116 RS
Reception & information	FFE	NK	Laptop - business corner	94034000-00	2	889	1778	171115 MEP team
Reception & information	FFE	NK	Laptop - information desk	94034000-00	1	889	889	171115 MEP team
Reception & information	FFE	NK	Laptop - reception	94034000-00	2	889	1778	171115 MEP team
Reception & information	FFE	NK	Large freestanding bookcase	94038990-00	2	300	600	171116 RS
Reception & information	FFE	NK	Lounge area armchair single (wood)	94013000-00	4	120	480	171108 Quote Chindits item #8
Reception & information	FFE	NK	Office chair	94013000-00	2	250	500	171115 MEP team
Reception & information	FFE	NK	Office drawer set (low)	84715090-00	3	102	306	171115 MEP team
Reception & information	FFE	NK	Point of sale system	84713020-00	1	0	0	171109 AGD Bank
Reception & information	FFE	NK	Pot plant (variety)	06039000-00	6	50	300	171116 RS
Reception & information	FFE	NK	Printer - business corner	94034000-00	1	445	445	171115 MEP team
Reception & information	FFE	NK	Printer - reception	94034000-00	1	445	445	171115 MEP team

Reception & information	FFE	NK	Reception counter	94032090-00	1	300	300	Custom carpentry on site
Reception & information	FFE	NK	Router	85176210-00	1	278	278	171115 MEP team
Reception & information	FFE	NK	Small freestanding bookcase	94032090-00	2	50	100	171116 RS
Reception & information	FFE	NK	Smoke detector & fire alarm	85311030-00	1	37.6	37.6	171115 MEP team
Reception & information	FFE	NK	Stationary set (pens to staplers etc.)	96099090-00	1	100	100	171116 RS
Reception & information	FFE	NK	Telephone with switchboard	85171800-00	1	44.4	44.4	171115 MEP team
Reception & information	FFE	NK	Television 40"	85287290-00	1	489	489	171115 MEP team
Restaurants	FFE	NK	Air conditioner	8414302000	2	531	1062	141115 MEP team
Restaurants	FFE	NK	Artwork/wall-hanging	83024290-00	6	100	600	171116 RS
Restaurants	FFE	NK	Ashtray	7907009000	40	5	200	171114 IKON/S&P
Restaurants	FFE	NK	Baby Chair	94013000-00	4	60	240	171114 IKON/S&P
Restaurants	FFE	NK	Blinds 2mx2m	63039900-00	3	180	540	141115 MEP team
Restaurants	FFE	NK	Candle holder	94055090-00	50	5	250	171114 IKON/S&P
Restaurants	FFE	NK	Cash register drawer	84715090-00	2	200	400	171116 RS
Restaurants	FFE	NK	Ceramic chip bowl	69111000-00	80	10	800	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic coffee cup	69111000-00	100	5	500	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic condiment ramekin	69111000-00	200	2	400	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic dinner plate rectangular	69111000-00	100	12	1200	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic dinner plate round	69111000-00	200	12	2400	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic milk jug	69120000-00	20	5	100	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic pizza plate round	85166090-00	40	12	480	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic salt & pepper set	73239390-00	50	5	250	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic side plate	69111000-00	200	10	2000	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic soup bowl	69111000-00	200	10	2000	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic sugar bowl with lid	69111000-00	40	5	200	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic tea cup with saucer	69111000-00	100	7	700	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic teapot	69111000-00	20	15	300	171114 IKON/S&P
Restaurants	FFE	NK	Ceramic wide salad bowl shallow	69111000-00	200	12	2400	171114 IKON/S&P
Restaurants	FFE	NK	Cutlery butter knife stainless steel	82119100-00	200	3	600	171114 IKON/S&P
Restaurants	FFE	NK	Cutlery fork stainless steel	73239910-00	200	3	600	171114 IKON/S&P
Restaurants	FFE	NK	Cutlery spoon soup stainless steel	82159900-00	200	3	600	171114 IKON/S&P
Restaurants	FFE	NK	Cutlery spoon standard stainless steel	82159900-00	200	3	600	171114 IKON/S&P
Restaurants	FFE	NK	Cutlery steak knife stainless steel	82119390-00	200	8	1600	171114 IKON/S&P
Restaurants	FFE	NK	Cutlery teaspoon stainless steel	82159900-00	200	2	400	171114 IKON/S&P
Restaurants	FFE	NK	Dining bench 3-seater 3m long	94034000-00	12	145	1740	171108 Quote Chindits item #14
Restaurants	FFE	NK	Dining chair standard (indoor)	94034000-00	44	65	2860	171108 Quote Chindits item #3
Restaurants	FFE	NK	Dining chair standard (outdoor)	94034000-00	40	65	2600	171108 Quote Chindits item #3
Restaurants	FFE	NK	Dining counter fitted high (indoor)	94034000-00	2	200	400	Custom carpentry on site
Restaurants	FFE	NK	Dining counter fitted high (outdoor)	94034000-00	2	200	400	Custom carpentry on site

Restaurants	FFE	NK	Dining high seating stool	94034000-00	10	80	800	171108 Quote Chindits item #1
Restaurants	FFE	NK	Dining high seating stool	94034000-00	80	80	6400	171108 Quote Chindits item #1
Restaurants	FFE	NK	Dining table 4-seater square (indoor)	94036090-00	4	295	1180	171108 Quote Chindits item #12
Restaurants	FFE	NK	Dining table 4-seater square (outdoor)	94036090-00	7	235	1645	171108 Quote Chindits item #13
Restaurants	FFE	NK	Dining table 4-seater square (outdoor)	94036090-00	10	235	2350	171108 Quote Chindits item #13
Restaurants	FFE	NK	Dining table 6-seater 3m long (indoor)	94036090-00	6	235	1410	171108 Quote Chindits item #13
Restaurants	FFE	NK	Dining table tall 4-seater (outdoor)	94036090-00	20	235	4700	171108 Quote Chindits item #13
Restaurants	FFE	NK	Dustbin metal/wicker (small)	39299090-00	2	53	106	171115 MEP team
Restaurants	FFE	NK	Entrance rug/mat	40169110-00	2	5	10	171115 MEP team
Restaurants	FFE	NK	Fan (free standing)	84145999-00	6	35	210	171115 MEP team
Restaurants	FFE	NK	Fire extinguisher	84241090-00	3	230	690	171115 MEP team
Restaurants	FFE	NK	Glass flower vase	70139900-00	50	15	750	171114 IKON/S&P
Restaurants	FFE	NK	Glass water jug	70133300-00	50	15	750	171114 IKON/S&P
Restaurants	FFE	NK	Large freestanding bookcase	94038990-00	2	300	600	171116 RS
Restaurants	FFE	NK	Music system (ambient)	85198990-00	2	1300	2600	171116 RS
Restaurants	FFE	NK	Napkin cloth	63041990-00	200	3	600	171114 IKON/S&P
Restaurants	FFE	NK	Point of sale system	84713020-00	2	0	0	171109 AGD Bank
Restaurants	FFE	NK	Pot plant (variety)	06039000-00	14	50	700	171116 RS
Restaurants	FFE	NK	Reservations lectern	94036090-00	1	100	100	171116 RS
Restaurants	FFE	NK	Router	85176210-00	2	278	556	171115 MEP team
Restaurants	FFE	NK	Service side station	85171800-00	4	100	400	171116 RS
Restaurants	FFE	NK	Smoke detector & fire alarm	85311030-00	5	38.6	193	171115 MEP team
Restaurants	FFE	NK	Starting stock: Restaurants	20169099-00	1	2000	2000	171116 RS
Restaurants	FFE	NK	Suspended ceiling lamp bar	94051090-00	10	18	180	171108 Quote Chindits item #19
Restaurants	FFE	NK	Table oil dispenser set glass	73239910-00	20	20	400	171114 IKON/S&P
Restaurants	FFE	NK	Tablecloth (cotton)	63024000-00	40	30	1200	171114 IKON/S&P
Restaurants	FFE	NK	Television 40"	85287290-00	1	489	489	171115 MEP team
Restaurants	FFE	NK	Wine/beer barrel table	94036090-00	10	100	1000	171116 RS
Restaurants	FFE	NK	Wooden eating board 30cmX20cm	94034000-00	100	5	500	Custom carpentry on site (renovation)

NED KELLY Hotel, Restaurant & Bar

Financial Summary

	Hotel	*Restaurant & Bar*	*Total (USD)*
Guest Numbers (annual receipts generated)	7598*	72 800**	**80398**
Capital Expenditure ($)	297519	446278	**743797**
Turnover ($)	206339	764400	**970739**
Payroll ($)	63700	119600	**183300**
Local Purchases - construction ($)	178511	267767	**446278**
Local Purchases - annual ($)	235893	625965	**861858**
Local Employees	11	23	**34**

Renovation all floors ($)	307419
Fittings, fixtures, equipment ($)	436377
TOTAL CAPITAL COST ($)	**743796**

CAPITAL COST ASSUMPTIONS

Company	**Ned Kelly**
Currency	**USD $**
	Adjustable assumptions

	TOTAL CAPITAL COST	**$743,797**

Item		Number	$/unit	Total
Renovation				
m2	100mm thk: Gypsum Board Partition with insulation	135.04	62	8433.94
m2	115mm(4-1/2") thk: Brick Wall Works	310.35	12	3775.07
m2	Pyinkado Wood Wall Cladding (Internal)	71.70	209	14969.15
m2	Pyinkado Wood Wall Cladding (External)	71.70	226	16216.57
m2	20mm thk: Plastering Works at 115mm thk: Brick Wall Works and 100mm thk: gypsum baord partition	799.00	7	5299.42
m2	Painting Work	4583.66	9	43279.76
m2	New Tiling Wall with screeding work at toilet rooms and T & B rooms (600 x 300 mm dimension)	610.51	37	22672.30
m2	New Tiling Work with screeding work (600 x 600 mm dimension)	126.50	48	6019.33
m2	Concrete Levelling work with wiremesh or rebar(around 100mm thk:)	90.41	44	4022.40
m2	12mm thk: fixed tempered glass wall with frame	22.30	171	3820.36
m2	12mm thk: fixed tempered glass wall above the existing parapet (1m Height)at lower and upper roof level	84.00	171	14389.29
Nos	12mm thk: Tempered Frameless Glass Door (750 x 1950mm dimension)	2.00	304	607.99
Nos	12mm thk: Double Leaves Tempered Frameless Glass Door (1800 x 2100mm dimension)	4.00	989	3957.06
Nos	Single Timber Door (Laminate Door) (750 x 1950mm Dimension)	11.00	455	5005.20
Nos	Cubicle Door (750 x 1950mm Dimension)	18.00	455	8190.33
m2	Roller Shutter	24.24	44	1066.56
Nos	PVC Accordian Door (750 x 1950mm Dimension)	7.00	446	3122.68
Nos	Bar Style Wood Swivel Door (1.8 x 1m dimension)	4.00	520	2081.78
Nos	Window (1.2 x 1.2 m Dimension)	5.00	321	1605.95
m2	Black Out CurtainWall at existing windows	178.33	46	8114.16
Nos	Dump Proof Concrete Block at toilets and T & B rooms	19.00	4	70.63
m2	Water-proofing works at new tiling works	737.01	8	5720.10
m2	Steel Structure frame work /w zinc sheet roofing at Utilities room, Prep Area, Staff Accomodation Room & Storage Room (Outer)	98.15	52	5108.18
m	Stifferner and Lintel with rebar at Outside Brick Wall (at Utility and staff accomodation room)	67.54	17	1133.47
Lot	Wood Fired Pizza Oven	2.00	3717	7434.94
Lot	Garden Wall at entrance (5.7 m x 0.4m dimension)	1.00	595	594.80
Nos	In-door planter box (Khaing-Shwe-War Plant)	20.00	37	743.49
m2	Lower Light Fibre Glass Wall at Entrance	32.00	48	1546.47
m2	Outdoor Interlocking Paving Work with sand screeding works	27.60	23	630.39
m2	Artificial Grass at Oudoor dinning area	56.40	2	117.41
Lot	Inner Signage	1.00	1487	1486.99
Nos	Outer Signage (Directional Signage) with supporting steel column	7.00	149	1040.89
m2	Plinth for 80KVA Generator and Water Tank	12.45	44	553.91
Nos	Toilet Cubicle Partition at big toilet room(1.4 x 1.1m dimension)	3.00	743	2230.48
Nos	Toilet Cubicle Partition at big toilet room(1.4 x 1.5m dimension)	3.00	743	2230.48
Nos	Toilet Cubicle Partition at toilet room-2 (1.3 x 1.2m dimension)	2.00	743	1486.99
m2	Box Laminate Wall	3.12	158	492.70
m2	Scaffolding Works	480.00	7	3390.33
m2	Installation of Aluminium Façade Wall	265.00	106	28090.00

m2	Installation of Tensile Fabric Roof	205.00	149	30545.00
m2	Installation of supporting steel frame for Tensile Steel Roof	185.00	128	23680.00
Lot	Demolition Works	1.00		6494.26
Lot	Debric Removal	1.00		3717.47
Lot	Modification to the effected area	1.00		2230.48
Total Renovation				**$307,419**

FFE / OSE / Assets

General	Restaurant, bar, bedrooms, reception, office, vehicles (see FFE tab)	1	436377.4	436377
Total FFE / OSE / Assets				**$436,377**

NED KELLY Hotel, Restaurant & Bar

Income & Expenditure (Year 1)

Revenue	Hotel	206339
	F&B	764400
Total Revenue (USD)		**970739**
Cost of sales	Hotel	20634
	F&B	242060
Total Cost of Sales (USD)		**262694**
Overheads	Payroll	183300
	Admin	19600
	HR and Training	23064
	Marketing	72537
	Property	71000
	Utilities	48537
	Other	59015
Total Overheads (USD)		**477053**
Total Expenses (USD)		**739747**
Earnings (USD)		**230992**
Earnings margin		**23.8%**

NED KELLY Hotel, Restaurant & Bar

Financial Feasibility (10 Years)

Conservative average annual occupancy assumptions:
- 50% Restaurant & Bar
- 38% Hotel (Low 30%, High 60%, Peak 90%)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue ($)	970 739	1 034 564	1 102 650	1 175 286	1 252 779	1 335 457	1 423 672	1 517 799	1 618 238	1 725 418
Total Expenses ($)	739 747	763 825	805 609	849 982	897 110	978 566	1 031 737	1 088 222	1 148 233	1 211 995
Earnings ($)	230 992	270 739	297 041	325 303	355 669	356 891	391 935	429 576	470 005	513 422
Earnings margin	**23,8%**	**26,2%**	**26,9%**	**27,7%**	**28,4%**	**26,7%**	**27,5%**	**28,3%**	**29,0%**	**29,8%**
Corporate tax ($)	57 748	67 685	74 260	81 326	88 917	89 223	97 984	107 394	117 501	128 356
Net profit after tax ($)	**173 244**	**203 054**	**222 781**	**243 978**	**266 752**	**267 668**	**293 951**	**322 182**	**352 503**	**385 067**

FEASIBILITY

Company	Ned Kelly
Currency	USD $
Total capital cost	$ 743,797
Annual rate of operations increase	105%
Adjustable assumptions	

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Turnover											
Restaurant & Bar		764,400	817,908	875,162	936,423	1,001,972	1,072,111	1,147,158	1,227,459	1,313,382	1,405,318
Hotel		206,339	216,656	227,489	238,863	250,806	263,346	276,514	290,339	304,856	320,099
Gross Income		**$970,739**	**$1,034,564**	**$1,102,650**	**$1,175,286**	**$1,252,779**	**$1,335,457**	**$1,423,672**	**$1,517,799**	**$1,618,238**	**$1,725,418**
Business Expenses											
Restaurant & Bar		544,756	570,275	604,156	640,232	678,647	735,255	778,821	825,220	874,641	927,283
Hotel		194,991	193,550	201,453	209,750	218,463	243,311	252,916	263,002	273,592	284,712
Total Business Expenses		**$739,747**	**$763,825**	**$805,609**	**$849,982**	**$897,110**	**$978,566**	**$1,031,737**	**$1,088,222**	**$1,148,233**	**$1,211,995**
Profit		**$230,992**	**$270,739**	**$297,041**	**$325,303**	**$355,669**	**$356,891**	**$391,935**	**$429,576**	**$470,005**	**$513,422**
Total Expenses		**$739,747**	**$763,825**	**$805,609**	**$849,982**	**$897,110**	**$978,566**	**$1,031,737**	**$1,088,222**	**$1,148,233**	**$1,211,995**
Profit		**$230,992**	**$270,739**	**$297,041**	**$325,303**	**$355,669**	**$356,891**	**$391,935**	**$429,576**	**$470,005**	**$513,422**
		23.8%	*26.2%*	*26.9%*	*27.7%*	*28.4%*	*26.7%*	*27.5%*	*28.3%*	*29.0%*	*29.8%*
Corporate Tax	25%	57,748	67,685	74,260	81,326	88,917	89,223	97,984	107,394	117,501	128,356
Profit after tax		**$173,244**	**$203,054**	**$222,781**	**$243,978**	**$266,752**	**$267,668**	**$293,951**	**$322,182**	**$352,503**	**$385,067**

NED KELLY Hotel, Restaurant & Bar

Revenue: Hotel

				APR-SEP	OCT-NOV & FEB-MAR	DEC-JAN
			Available nights	***181***	***118***	***62***
Room	**Room Type**	**Number of beds**		**Room Rate**	**Room Rate**	**Room Rate**
				Low ($)	**High ($)**	**Peak ($)**
Level 1: Room 1	Two-bed room	2		30	50	80
Level 1: Room 2	Two-bed room	2		30	50	80
Level 1: Room 3	Two-bed room	2		30	50	80
Level 1: Room 4	Two-bed room	2		30	50	80
Level 1: Room 5	Two-bed room	2		30	50	80
Level 1: Room 6	Two-bed room	2		30	50	80
Level 1: Room 7	Three-bed room	3		45	75	120
Level 1: Room 8	Three-bed room	3		45	75	120
Level 1: Room 9	Four-bed room	4	(Level 1 beds = 22)	60	100	160
Level 2: Room 1	Two-bed room	2		30	50	80
Level 2: Room 2	Two-bed room	2		30	50	80
Level 2: Room 3	Two-bed room	2		30	50	80
Level 2: Room 4	Two-bed room	2		30	50	80
Level 2: Room 5	Two-bed room	2		30	50	80
Level 2: Room 6	Two-bed room	2		30	50	80
Level 2: Room 7	Four-bed room	4		60	100	160
Level 2: Room 8	Four-bed room	4	(Level 2 beds = 20)	60	100	160
Total beds (17 rooms)		**42**				
Bed nights available /yr		15330		**Low**	**High**	**Peak**
Bed nights sold /yr		7598	**Occupancy**	**30%**	**60%**	**90%**
Global average occupancy		50%	**Revenue (USD)**	**34209**	**74340**	**93744**
			Inbound sales (USD)	**4046**	**otal revenue (USD)**	**206339**

EXPENDITURE ASSUMPTIONS: Hotel

Company	**Ned Kelly**
Currency	**USD $**
Operating mths/yr	**12**
Beds	**42**
Annual rate of operations increase	**105%**
Nights closed per year	**4**
Occupancy low season	**30%**
Occupancy high season	**60%**
Occupancy peak season	**90%**
Adjustable assumptions	

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
OPERATING EXPENSES_Hotel												
Staff Remuneration	Headcount	Salary/mth										
Ned Kelly General Manager (France, shared with F&B)	0.5	$3,000	19,500	20,475	21,499	22,574	23,702	24,887	26,132	27,438	28,810	30,251
Hotel Manager	1	$1,200	15,600	16,380	17,199	18,059	18,962	19,910	20,905	21,951	23,048	24,201
Accountant, admin (shared with F&B)	0.5	$600	3,900	4,095	4,300	4,515	4,740	4,977	5,226	5,488	5,762	6,050
Receptionist (front desk reservations, information)	1	$500	6,500	6,825	7,166	7,525	7,901	8,296	8,711	9,146	9,603	10,084
Head House Keeper	1	$250	3,250	3,413	3,583	3,762	3,950	4,148	4,355	4,573	4,802	5,042
Driver, mechanic	1	$250	3,250	3,413	3,583	3,762	3,950	4,148	4,355	4,573	4,802	5,042
Housekeepers	2	$150	3,900	4,095	4,300	4,515	4,740	4,977	5,226	5,488	5,762	6,050
Security, maintenance	2	$150	3,900	4,095	4,300	4,515	4,740	4,977	5,226	5,488	5,762	6,050
Laundry	2	$150	3,900	4,095	4,300	4,515	4,740	4,977	5,226	5,488	5,762	6,050
Sub Total	**11**	**$4,900**	**63,700**	**66,885**	**70,229**	**73,741**	**77,428**	**81,299**	**85,364**	**89,632**	**94,114**	**98,820**
Bonuses	% of payroll	5%	0	3,185	3,344	3,511	3,687	3,871	4,065	4,268	4,482	4,706
Total Staff Remuneration			**$63,700**	**$70,070**	**$73,574**	**$77,252**	**$81,115**	**$85,171**	**$89,429**	**$93,901**	**$98,596**	**$103,525**
Staff Costs - Others	Number	Ave cost/mth										
Meal Allowance	5% of payroll	$265	3,185	3,344	3,511	3,687	3,871	4,065	4,268	4,482	4,706	4,941
Medical/Insurance	3% of payroll	$159	1,911	2,007	2,107	2,212	2,323	2,439	2,561	2,689	2,823	2,965
Total Other Staff Costs			**$5,096**	**$5,351**	**$5,618**	**$5,899**	**$6,194**	**$6,504**	**$6,829**	**$7,171**	**$7,529**	**$7,906**
Rental Expenses	Area sm	Rental psm										
Rental payable	437		35,500	35,500	35,500	35,500	35,500	51,200	51,200	51,200	51,200	51,200
Total Rental Expenses			**$35,500**	**$35,500**	**$35,500**	**$35,500**	**$35,500**	**$51,200**	**$51,200**	**$51,200**	**$51,200**	**$51,200**
Hotel Expenses	Memo	Ave cost/mth										
License Fees & Subscriptions (permits, satellite, web)		$300	3,600	3,780	3,969	4,167	4,376	4,595	4,824	5,066	5,319	5,585
Staff Transport		$200	2,400	2,520	2,646	2,778	2,917	3,063	3,216	3,377	3,546	3,723
Staff Uniforms		$100	1,200	1,260	1,323	1,389	1,459	1,532	1,608	1,689	1,773	1,862
Utilities	5% of sales	$860	10,317	10,833	11,374	11,943	12,540	13,167	13,826	14,517	15,243	16,005
Total Hotel Expenses			**$17,517**	**$18,393**	**$19,312**	**$20,278**	**$21,292**	**$22,357**	**$23,474**	**$24,648**	**$25,881**	**$27,175**
TOTAL OPERATING EXPENSES			**$121,813**	**$129,314**	**$134,004**	**$138,929**	**$144,101**	**$165,231**	**$170,933**	**$176,919**	**$183,205**	**$189,805**
OTHER EXPENSES_Hotel												
Marketing Expenses	Memo	$ /mth										
Marketing, Communication, Commissions	5% of sales	$860	10,317	10,833	11,374	11,943	12,540	13,167	13,826	14,517	15,243	16,005
Launch marketing and promotions		$1,000	12,000									
Total Marketing Expenses			**$22,317**	**$10,833**	**$11,374**	**$11,943**	**$12,540**	**$13,167**	**$13,826**	**$14,517**	**$15,243**	**$16,005**
Professional Fees	Memo	$/annum										
Accounting		$700	700	735	772	810	851	893	938	985	1,034	1,086
Audit		$300	300	315	331	347	365	383	402	422	443	465
Legal		$500	500	525	551	579	608	638	670	704	739	776
Total Professional Fees			**$1,500**	**$1,575**	**$1,654**	**$1,736**	**$1,823**	**$1,914**	**$2,010**	**$2,111**	**$2,216**	**$2,327**
Other Miscellaneous Expenses	Memo	$ /mth										
Maintenance & Repairs	2% of equipment	2%	12,000	12,600	13,230	13,892	14,586	15,315	16,081	16,885	17,729	18,616
Office, Printing & Stationary		$200	2,400	2,520	2,646	2,778	2,917	3,063	3,216	3,377	3,546	3,723
Transport		$300	3,600	3,780	3,969	4,167	4,376	4,595	4,824	5,066	5,319	5,585
Travel & Entertainment		$300	3,600	3,780	3,969	4,167	4,376	4,595	4,824	5,066	5,319	5,585
Telephone		$200	2,400	2,520	2,646	2,778	2,917	3,063	3,216	3,377	3,546	3,723
Total Miscellaneous			**$24,000**	**$25,200**	**$26,460**	**$27,783**	**$29,172**	**$30,631**	**$32,162**	**$33,770**	**$35,459**	**$37,232**

Finance Charges	Memo	$/mth										
Bank Charges		$50	600	630	662	695	729	766	804	844	886	931
Credit Card Fees (% total revenues)	50% of sales at 4% fee	2.0%	4,127	4,333	4,550	4,777	5,016	5,267	5,530	5,807	6,097	6,402
Interest Charges/Loan Repayments		$0	0	0	0	0	0	0	0	0	0	0
Total Finance Charges			**$4,727**	**$4,963**	**$5,211**	**$5,472**	**$5,745**	**$6,033**	**$6,334**	**$6,651**	**$6,984**	**$7,333**
TOTAL OTHER EXPENSES			**$52,544**	**$42,571**	**$44,699**	**$46,934**	**$49,281**	**$51,745**	**$54,332**	**$57,049**	**$59,902**	**$62,897**

COST OF GOODS SOLD_Hotel

Cost of Goods Sold												
Consumables	10% of sales	10%	20,634	21,666	22,749	23,886	25,081	26,335	27,651	29,034	30,486	32,010
Total Cost of Goods Sold			**$20,634**	**$21,666**	**$22,749**	**$23,886**	**$25,081**	**$26,335**	**$27,651**	**$29,034**	**$30,486**	**$32,010**
TOTAL COST OF GOODS SOLD			**$20,634**	**$21,666**	**$22,749**	**$23,886**	**$25,081**	**$26,335**	**$27,651**	**$29,034**	**$30,486**	**$32,010**
TOTAL EXPENSES			**$194,991**	**$193,550**	**$201,453**	**$209,750**	**$218,463**	**$243,311**	**$252,916**	**$263,002**	**$273,592**	**$284,712**

REVENUE PROJECTIONS_Hotel

		Closed per year	4	Days trading	361
			APR-SEP	**OCT-NOV & FEB-MAR**	**DEC-JAN**
		Available nights	**181**	**118**	**62**
Room	**Number of beds**		Room Rate Low ($)	Room Rate High ($)	Room Rate Peak ($)
Level 1: Room 1	2		30	50	80
Level 1: Room 2	2		30	50	80
Level 1: Room 3	2		30	50	80
Level 1: Room 4	2		30	50	80
Level 1: Room 5	2		30	50	80
Level 1: Room 6	2		30	50	80
Level 1: Room 7	3		45	75	120
Level 1: Room 8	3		45	75	120
Level 1: Room 9	4	*22*	60	100	160
Level 2: Room 1	2		30	50	80
Level 2: Room 2	2		30	50	80
Level 2: Room 3	2		30	50	80
Level 2: Room 4	2		30	50	80
Level 2: Room 5	2		30	50	80
Level 2: Room 6	2		30	50	80
Level 2: Room 7	4		60	100	160
Level 2: Room 8	4	*20*	60	100	160
Total beds (17 rooms)	**42**		**630**	**1050**	**1680**
Bed nights available /yr	**15330**		**Low**	**High**	**Peak**
Bed nights sold /yr	**7598**	Occupancy	30%	60%	90%
Global average occupancy	**50%**	Revenue	34209	74340	93744
				Total revenue	**202293**

Revenue Projections	**Memo**	**%**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Accommodation sales per year			202,293	212,408	223,028	234,179	245,888	258,183	271,092	284,647	298,879	313,823
Additional revenue (inbound tourism)	Net % of sales	2%	4,046	4,248	4,461	4,684	4,918	5,164	5,422	5,693	5,978	6,276
TOTAL SALES			**$206,339**	**$216,656**	**$227,489**	**$238,863**	**$250,806**	**$263,346**	**$276,514**	**$290,339**	**$304,856**	**$320,099**

SUMMARY: HOTEL

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Revenue	206339	216656	227489	238863	250806	263346	276514	290339	304856	320099
Expenses	194991	193550	201453	209750	218463	243311	252916	263002	273592	284712
Net Profit	**$11,348**	**$23,106**	**$26,036**	**$29,113**	**$32,343**	**$20,036**	**$23,597**	**$27,337**	**$31,264**	**$35,387**

NED KELLY Hotel, Restaurant & Bar

Revenue: Restaurant & Bar

** Lunch & Dinner only (breakfast not modelled for brevity)

Trading days per week	7
Number of meals full trading per day	2
Seating Capacity (Ground and Roof)	200
% seats occupied per day (all seasons)	50%
Checks per year (USD)	**72800**
% customers having full meals	70%
Average meal spend	10
% customers drinking alcohol	70%
Average drink spend	5
Food Sales per year (USD)	**509600**
Alcohol Sales per year (USD)	**254800**
Total Sales per year (USD)	**764400**

EXPENDITURE ASSUMPTIONS: LUNCH & DINNER

Company	**Ned Kelly**
Currency	**USD $**
Seating Capacity (Ground and Roof)	**200**
Days trading per week	**7**
Operating days/year	**364**
Number of meals full trading per day	**2**
Annual rate of operations increase	**105%**
Annual rate of menu increase	**107%**
% seats occupied per day (all seasons)	**50%**
% sitting customers having full meals	**70%**
Average meal spend	**$ 10.00**
% sitting customers drinking alcohol	**70%**
Average drink spend	**$ 5.00**
Cost of sales: Food	**35%**
Cost of sales: Alcohol	**25%**
Adjustable assumptions	

(breakfast not modelled due to no alcohol spend, difficulty predicting occupancy, and certain discounting provided to Hotel for breakfast)

			Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
OPERATING EXPENSES_R&B												
Staff Remuneration	Headcount	Salary/mth										
Ned Kelly General Manager (France, shared with Hostel)	0.5	$3,000	19,500	20,475	21,499	22,574	23,702	24,887	26,132	27,438	28,810	30,251
Restaurant manager (stock & purchase)	1	$1,200	15,600	16,380	17,199	18,059	18,962	19,910	20,905	21,951	23,048	24,201
Accountant, admin (shared with Hostel)	0.5	$600	3,900	4,095	4,300	4,515	4,740	4,977	5,226	5,488	5,762	6,050
Head Chef (France)	1	$2,500	32,500	34,125	35,831	37,623	39,504	41,479	43,553	45,731	48,017	50,418
Kitchen staff	4	$150	7,800	8,190	8,600	9,029	9,481	9,955	10,453	10,975	11,524	12,100
Captain (service head)	1	$300	3,900	4,095	4,300	4,515	4,740	4,977	5,226	5,488	5,762	6,050
Service staff	8	$200	20,800	21,840	22,932	24,079	25,283	26,547	27,874	29,268	30,731	32,268
Bar staff	3	$200	7,800	8,190	8,600	9,029	9,481	9,955	10,453	10,975	11,524	12,100
Security, maintenance	2	$150	3,900	4,095	4,300	4,515	4,740	4,977	5,226	5,488	5,762	6,050
Cleaners, dishwashers	2	$150	3,900	4,095	4,300	4,515	4,740	4,977	5,226	5,488	5,762	6,050
Sub Total	**23**	**$9,200**	**119,600**	**125,580**	**131,859**	**138,452**	**145,375**	**152,643**	**160,275**	**168,289**	**176,704**	**185,539**
Bonuses	% of payroll	5%	0	5,980	6,279	6,593	6,923	7,269	7,632	8,014	8,414	8,835
Total Staff Remuneration			**$119,600**	**$131,560**	**$138,138**	**$145,045**	**$152,297**	**$159,912**	**$167,908**	**$176,303**	**$185,118**	**$194,374**
Staff Costs - Others	Memo	Ave cost/mth										
Meal Allowance	% of payroll	5%	5,980	6,279	6,593	6,923	7,269	7,632	8,014	8,414	8,835	9,277
Medical/Insurance	% of payroll	3%	3,588	3,767	3,956	4,154	4,361	4,579	4,808	5,049	5,301	5,566
Total Other Staff Costs			**$9,568**	**$10,046**	**$10,549**	**$11,076**	**$11,630**	**$12,211**	**$12,822**	**$13,463**	**$14,136**	**$14,843**
Rental Expense	Area sm	Rental psm										
Rental payable	437		35,500	35,500	35,500	35,500	35,500	51,200	51,200	51,200	51,200	51,200
Total Rental Expenses			**$35,500**	**$35,500**	**$35,500**	**$35,500**	**$35,500**	**$51,200**	**$51,200**	**$51,200**	**$51,200**	**$51,200**
Restaurant Expenses	Memo	Ave cost/mth										
License Fees & Subscriptions (permits, satellite, web)		$300	3,600	3,780	3,969	4,167	4,376	4,595	4,824	5,066	5,319	5,585
Staff Transport		$300	3,600	3,780	3,969	4,167	4,376	4,595	4,824	5,066	5,319	5,585
Staff Uniforms		$100	1,200	1,260	1,323	1,389	1,459	1,532	1,608	1,689	1,773	1,862
Utilities	5% of sales	5%	38,220	40,895	43,758	46,821	50,099	53,606	57,358	61,373	65,669	70,266
Total Restaurant Expenses			**$46,620**	**$49,715**	**$53,019**	**$56,545**	**$60,309**	**$64,326**	**$68,615**	**$73,193**	**$78,080**	**$83,297**
TOTAL OPERATING EXPENSES			**$211,288**	**$226,822**	**$237,206**	**$248,166**	**$259,736**	**$287,650**	**$300,544**	**$314,159**	**$328,534**	**$343,714**
OTHER EXPENSES_R&B												
Marketing Expenses	Memo	%										
Marketing, Communication, Commissions	5% of sales	5%	38,220	40,895	43,758	46,821	50,099	53,606	57,358	61,373	65,669	70,266
Launch marketing and promotions		$1,000	12,000									
Total Marketing Expenses			**$50,220**	**$40,895**	**$43,758**	**$46,821**	**$50,099**	**$53,606**	**$57,358**	**$61,373**	**$65,669**	**$70,266**
Professional Fees	Memo	$/annum										
Accounting		$700	700	735	772	810	851	893	938	985	1,034	1,086
Audit		$300	300	315	331	347	365	383	402	422	443	465

Legal		$300	300	315	331	347	365	383	402	422	443	465
Total Professional Fees			**$1,300**	**$1,365**	**$1,433**	**$1,505**	**$1,580**	**$1,659**	**$1,742**	**$1,829**	**$1,921**	**$2,017**
Other Miscellaneous Expenses	Memo	$ /mth										
Maintenance & Repairs	2% of equipment	2%	12,000	12,600	13,230	13,892	14,586	15,315	16,081	16,885	17,729	18,616
Office, Printing & Stationary		$200	2,400	2,520	2,646	2,778	2,917	3,063	3,216	3,377	3,546	3,723
Transport		$300	3,600	3,780	3,969	4,167	4,376	4,595	4,824	5,066	5,319	5,585
Travel & Entertainment		$300	3,600	3,780	3,969	4,167	4,376	4,595	4,824	5,066	5,319	5,585
Telephone		$200	2,400	2,520	2,646	2,778	2,917	3,063	3,216	3,377	3,546	3,723
Total Others			**$24,000**	**$25,200**	**$26,460**	**$27,783**	**$29,172**	**$30,631**	**$32,162**	**$33,770**	**$35,459**	**$37,232**
Finance Charges	Memo	$/mth										
Bank Charges		$50	600	630	662	695	729	766	804	844	886	931
Credit Card Fees	50% of sales at 4%	2%	15,288	16,358	17,503	18,728	20,039	21,442	22,943	24,549	26,268	28,106
Interest Charges/Loan Repayments		$0	0	0	0	0	0	0	0	0	0	0
Total Finance Charges			**$15,888**	**$16,988**	**$18,165**	**$19,423**	**$20,769**	**$22,208**	**$23,747**	**$25,393**	**$27,154**	**$29,037**
TOTAL OTHER EXPENSES			**$91,408**	**$84,449**	**$89,816**	**$95,532**	**$101,620**	**$108,103**	**$115,010**	**$122,366**	**$130,203**	**$138,552**
COST OF GOODS SOLD_R&B												
Cost of Goods Sold												
Estimated annual cost of sales - Food			178,360	190,845	204,204	218,499	233,794	250,159	267,670	286,407	306,456	327,908
Estimated annual cost of sales - Alcohol			63,700	68,159	72,930	78,035	83,498	89,343	95,597	102,288	109,448	117,110
Total Cost of Goods Sold			**$242,060**	**$259,004**	**$277,134**	**$296,534**	**$317,291**	**$339,502**	**$363,267**	**$388,695**	**$415,904**	**$445,017**
TOTAL COST OF GOODS SOLD			**$242,060**	**$259,004**	**$277,134**	**$296,534**	**$317,291**	**$339,502**	**$363,267**	**$388,695**	**$415,904**	**$445,017**
TOTAL EXPENSES			**$544,756**	**$570,275**	**$604,156**	**$640,232**	**$678,647**	**$735,255**	**$778,821**	**$825,220**	**$874,641**	**$927,283**

REVENUE PROJECTIONS: LUNCH & DINNER

Assumptions	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Occupancy rate/number	%	%	%	%	%	%	%	%	%	%
% seats occupied per day (all seasons)	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total number of checks per yr	72800	72800	72800	72800	72800	72800	72800	72800	72800	72800
% Sale/price by meal type	**% Sale**	**% Sale**	**% Sale**	**% Sale**	**% Sale**	**% Sale**	**% Sale**	**% Sale**		**% Sale**
% sitting customers having full meals	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Average meal spend	$10.00	$10.70	$11.45	$12.25	$13.11	$14.03	$15.01	$16.06	$17.18	$18.38
% sitting customers drinking alcohol	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Average drink spend	$5.00	$5.35	$5.72	$6.13	$6.55	$7.01	$7.50	$8.03	$8.59	$9.19
Revenue Projections	**$**	**$**	**$**	**$**	**$**	**$**	**$**	**$**	**$**	**$**
Food Sales per year	509,600	545,272	583,441	624,282	667,982	714,740	764,772	818,306	875,588	936,879
Alcohol Sales per year	254,800	272,636	291,721	312,141	333,991	357,370	382,386	409,153	437,794	468,439
Total Sales per year	**$764,400**	**$817,908**	**$875,162**	**$936,423**	**$1,001,972**	**$1,072,111**	**$1,147,158**	**$1,227,459**	**$1,313,382**	**$1,405,318**
Gross profit / yr	$522,340	$558,904	$598,027	$639,889	$684,681	$732,609	$783,891	$838,764	$897,477	$960,301

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Revenue	$764,400	$817,908	$875,162	$936,423	$1,001,972	$1,072,111	$1,147,158	$1,227,459	$1,313,382	$1,405,318
Expenses	$544,756	$570,275	$604,156	$640,232	$678,647	$735,255	$778,821	$825,220	$874,641	$927,283
Net Profit	**$219,644**	**$247,633**	**$271,005**	**$296,191**	**$323,326**	**$336,856**	**$368,338**	**$402,239**	**$438,740**	**$478,035**

101 29th Street Mandalay Myanmar
Ned Kelly rental schedule
25-Jan-18

<table>
<tr><th>AGREED BETWEEN THE PARTIES</th><th>Year 1</th><th>Year 2</th><th>Year 3</th><th>Year 4</th><th>Year 5</th><th>Year 6</th><th>Year 7</th><th>Year 8</th><th>Year 9</th><th>Year 10</th></tr>
<tr><td>Rental amount (USD)</td><td colspan="5">355000</td><td colspan="5">512000</td></tr>
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